

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: <div>38</div>				
% of Funds Committed	<div>91.64</div> %	<div>94.75</div> %	<div>29</div>	<div>96.48</div> %	<div>15</div>	<div>15</div>	
% of Funds Disbursed	<div>87.58</div> %	<div>89.45</div> %	<div>23</div>	<div>89.00</div> %	<div>35</div>	<div>36</div>	
Leveraging Ratio for Rental Activities	<div>0.69</div>	<div>4.65</div>	<div>23</div>	<div>4.81</div>	<div>15</div>	<div>12</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>74.71</div> %	<div>1</div>	<div>83.25</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>74.96</div> %	<div>61.74</div> %	<div>20</div>	<div>70.99</div> %	<div>47</div>	<div>50</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>88.89</div> %	<div>76.42</div> %	<div>19</div>	<div>81.75</div> %	<div>60</div>	<div>65</div>	
% of 0-30% AMI Renters to All Renters***	<div>66.67</div> %	<div>40.57</div> %	<div>10</div>	<div>45.84</div> %	<div>79</div>	<div>84</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>88.89</div> %	<div>98.30</div> %	<div>35</div>	<div>96.12</div> %	<div>14</div>	<div>13</div>	
Overall Ranking:			In State: <div>21</div> / <div>38</div>	Nationally: <div>51</div>	<div>49</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$44,524</div>	<div>\$16,190</div>		<div>\$27,889</div>	<div>9</div> Units	<div>2.80</div> %	
Homebuyer Unit	<div>\$12,788</div>	<div>\$10,229</div>		<div>\$15,632</div>	<div>235</div> Units	<div>73.20</div> %	
Homeowner-Rehab Unit	<div>\$49,982</div>	<div>\$31,665</div>		<div>\$21,037</div>	<div>71</div> Units	<div>22.10</div> %	
TBRA Unit	<div>\$51,737</div>	<div>\$3,647</div>		<div>\$3,206</div>	<div>6</div> Units	<div>1.90</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denton TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$75,313	\$90,071	\$61,880
\$58,916	\$63,083	\$34,305
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 1.6 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.77

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	87.5	39.1	25.4	100.0
Black/African American:	12.5	7.7	49.3	0.0
Asian:	0.0	1.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.4	0.0	0.0

ETHNICITY:

Hispanic	0.0	51.5	25.4	0.0
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HOUSEHOLD SIZE:

1 Person:	25.0	16.6	25.4	100.0
2 Persons:	0.0	19.1	25.4	0.0
3 Persons:	75.0	19.6	12.7	0.0
4 Persons:	0.0	20.9	14.1	0.0
5 Persons:	0.0	14.5	12.7	0.0
6 Persons:	0.0	5.1	7.0	0.0
7 Persons:	0.0	2.1	2.8	0.0
8 or more Persons:	0.0	2.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	21.7	11.3	0.0
Elderly:	0.0	0.0	45.1	100.0
Related/Single Parent:	75.0	17.0	21.1	0.0
Related/Two Parent:	0.0	53.6	22.5	0.0
Other:	12.5	7.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.5	0.0 [#]
HOME TBRA:	12.5	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

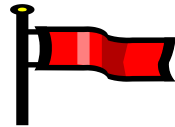
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denton State: TX Group Rank: 51
 (Percentile)
 State Rank: 21 / 38 PJs Overall Rank: 49
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	74.96	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	88.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

